



**12 FIELD ROAD, M335PQ**  
**£275,000**



## DESCRIPTION

A WONDERFUL OPPORTUNITY TO PURCHASE THIS BEAUTIFULLY PRESENTED TWO-BEDROOM MID-TERRACE, IDEALLY LOCATED IN THE HEART OF ASHTON-ON-MERSEY VILLAGE.

This charming home has been thoughtfully improved by the current owners and offers a stylish interior that's ready to enjoy from day one. Unlike many similar properties, it benefits from a bright breakfast kitchen as well as a lovely lounge, making it a practical and inviting home for modern living.

The accommodation includes a welcoming lounge and a contemporary fitted breakfast kitchen with space to dine, leading out to the rear courtyard garden. The garden itself is a real highlight, providing a private and low-maintenance setting that's perfect for BBQs and summer gatherings.

To the first floor there are two bedrooms, with a modern shower room accessed from bedroom two. This layout works particularly well for those looking for a guest space, home office or dressing room alongside the main bedroom.

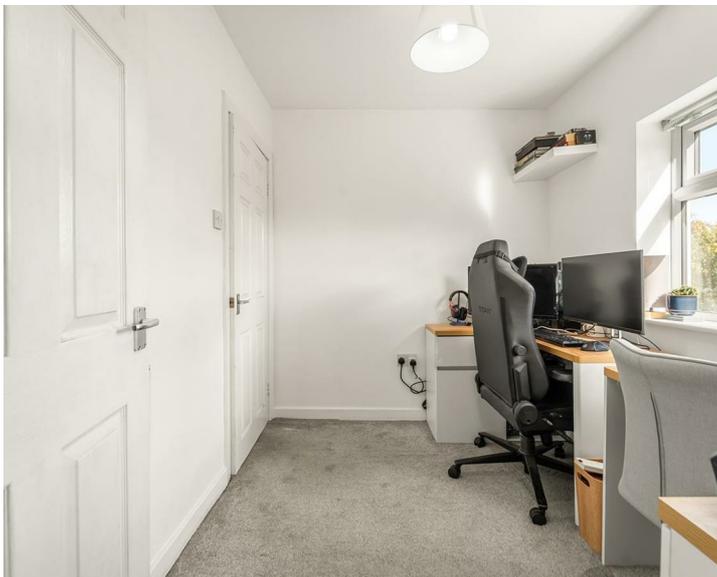
Perfectly placed just a short stroll from the excellent range of amenities within Ashton-on-Mersey Village, including independent shops, cafés, and everyday conveniences such as Co-op and Tesco. A residents' permit parking scheme operates on Field Road, helping to provide convenient parking for homeowners.

This is a fantastic opportunity to secure a well-presented home in one of the area's most sought-after locations. Viewing is highly recommended.

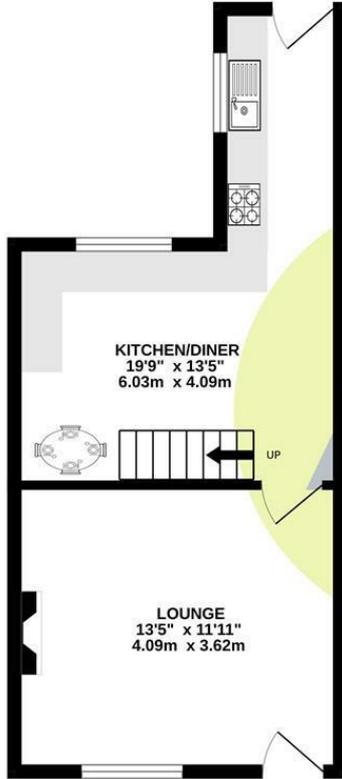
## KEY FEATURES

- Beautifully presented two bedroom mid-terrace
- Stylish lounge with modern décor
- Village location close to shops and amenities
- Fitted breakfast kitchen with space to dine
- Modern shower room
- Attractive and landscaped courtyard garden,
- Residents' permit parking scheme in operation
- Freehold

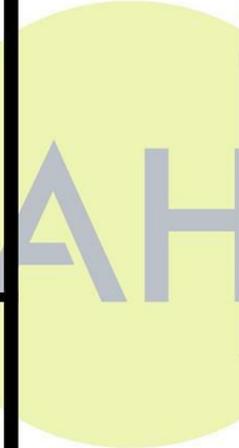
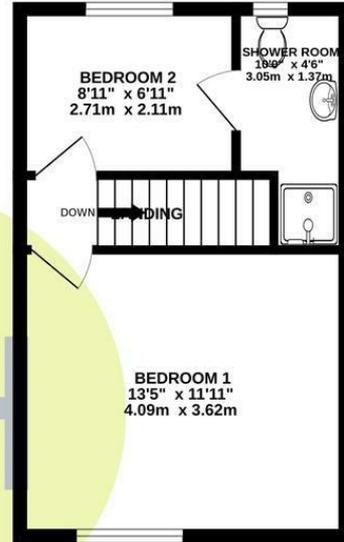




GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
293 sq.ft. (27.3 sq.m.) approx.



TOTAL FLOOR AREA: 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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Disclaimer: These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All dimensions given are approximate. No warranty will be given for any appliances included in the sale.